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SANTA ANA, CALIFORNIA 92702-4048

NOTICE OF PREPARATION

DATE: August 8, 2011

SUBJECT: Notice of Intent to Prepare Draft Environmental Impact Report # 611

Project Title: Saddle Crest Homes

Applicant: Rutter Santiago, LP

Address: **18012 Cowan, Suite 200, Irvine CA 92614**

Project Contact: Channary Leng

Phone: (714) 667-8849

The Orange County OC Communities Planning Division has conducted an Initial Study for the subject project and has determined that an Environmental Impact Report (EIR) is necessary. The County of Orange will be the Lead Agency for the subject project and will prepare the EIR. In order for the concerns of your agency to be incorporated into the Draft EIR, we need to know the views of your agency as to the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency must consider the EIR prepared by the County of Orange when considering your permit or approval for the project. The project description, location, and an analysis indicating the probable environmental effects of the proposed action are contained in the attached materials. Interested individuals and groups are also invited to comment on the scope of the anticipated EIR.

Pursuant to Section 21080.4 of CEQA, your response must be sent as soon as possible but ***not later than 30 days after receipt of this notice.***

In addition, a scoping meeting will be held **Wednesday, August 31, 2011 at 7:00 pm at the Community Room of O'Neill Regional Park, 30892 Trabuco Canyon Road, Trabuco Canyon CA 92678**. Your agency and all other interested parties are invited to attend and to present environmental information that should be addressed in the EIR or should be taken into consideration during preparation of the EIR.

All parties that have submitted their names and mailing addresses will be notified if any significant changes in the proposed project occur. If you wish to be placed on the mailing list, please submit your name and mailing address to the contact person at the address below. If you have any questions or need additional information, please call the Project Contact of the Environmental Planning Services Division at the number listed above. The mailing address is OC Planning, P.O. Box 4048, Santa Ana, CA 92702-4048.

Submitted by:

Name: Channary Leng

Attachment: Initial Study No. PA 110027

Project Title: Saddle Crest Homes EIR

Introduction: Pursuant to Section 21165 of the Public Resources Code, the County of Orange is the Lead Agency responsible for preparing an EIR to address the potential impacts associated with the proposed Saddle Crest Homes project. The EIR is intended to provide decision-makers and the public with information concerning the potential environmental effects associated with the implementation of the proposed project and potential ways to reduce or avoid possible environmental impacts.

It is the intent that the Draft EIR will be used by the County of Orange, the Lead Agency, in its review and consideration of the proposed project and the impacts associated with its implementation. Also, Responsible Agencies (e.g., Orange County Fire Authority, Regional Water Quality Control Board, California Department of Fish and Game, U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers) may have an interest in specific environmental effects associated with various aspects of the project.

Project Location: The Saddle Crest Homes project site is approximately 113 acres in size and is located in unincorporated Orange County north of the junction of Live Oak Canyon Road with El Toro Road and east of Santiago Canyon Road (see Figure 1). The cities of Lake Forest, Mission Viejo and Rancho Santa Margarita are located to the south; the Foothill Ranch and Portola Hills Planned Communities and the Whiting Ranch Wilderness Park and Limestone Canyon Regional Park are located to the west; the Cleveland National Forest is located to the east; and, the Silverado and Modjeska canyon areas and the Cleveland National Forest are located to the north.

The project site lies within the Upper Aliso Residential (UAR) District in the northwestern portion of the Foothill Trabuco Specific Plan (F/TSP).

Project Background: On January 28, 2003, the Orange County Board of Supervisors approved a similar but larger project. In addition to the 113.6-acre Saddle Crest project site, the previous project approval included the 401.66-acre Saddle Creek North project site (which included the Watson parcel) and the 86-acre Saddle Creek South project site (see Figure 2). Actions taken by the Board of Supervisors for the previous project included:

1. Approval of Area Plan 99-07 for Saddle Crest and Area Plan 99-03 for Saddle Creek
2. Certification of Environmental Impact Report No. 578
3. Approval of a zone change to amend the F/TSP

Subsequent to the approval by the Board of Supervisors, the EIR was challenged, and ultimately, the Fourth District Court of Appeal of the State of California overturned the decisions of the Board of Supervisors.

Since that time, 303 acres of the Saddle Creek North project site were transferred (December 2008) to The Conservation Fund (a non-profit entity whose purpose is land and water conservation). Additionally, the 86-acre Saddle Creek South project site was transferred (April 2011) to the Orange County Transportation Authority (OCTA) for conservation purposes

(under its freeway improvements mitigation program). The remaining 98 acres of Saddle Creek North consisting of the Watson Parcel (see Figure 2) is not proposed for development and is not included in the application for development of the Saddle Crest site. The Watson Parcel will, however, be included in the EIR's discussion and analysis of the impacts of potential cumulative development within the F/TSP area as if it were to be developed to at the maximum density permitted by the F/TSP.

Project Description: The Saddle Crest Homes project includes the development of 65 single family homes on lots with an average size of nearly 20,000 square feet, the majority of which would be building pads. Vehicular access to the gated Saddle Crest Homes community would be from Santiago Canyon Road (see Figure 3).

Approximately 75 acres or 66 percent of the project site is proposed to remain open space (including remedial grading, revegetated areas, water quality basins, and fuel modification zones), of which approximately 55 acres would be dedicated to the County of Orange for open space purposes. A conservation easement may be placed over the County open space area.

The proposed project focuses development on the portion of the project area contiguous to Santiago Canyon Road and concentrates open space on the remainder of the project area to create a buffer between residential uses and the canyon areas to the north, and thereby reduce or avoid potential environmental impacts. In so doing, the proposed project requires amendments to the development standards and design guidelines of the F/TSP.

The project site is within the service boundaries of the Trabuco Canyon Water District. Depending on how water service is provided, an above-ground water tank (to be located in the northern portion of the project site) and pump station (to be located in the interior portion of the development envelop) may be required.

Discretionary and Other Implementing Approvals: The proposed project described above includes a request for the approval of the following:

- A Zone Change to amend the F/TSP and appropriate General Plan Amendments.
- An Area Plan to provide for the orderly development of the project site in accordance with the F/TSP, as amended, and County of Orange Zoning Code.
- Vesting Tentative Tract 17388 for subdivision of Saddle Crest Homes.
- Site Development Permit(s) (required prior to the approval of grading permit).
- Grading Permit(s) (required prior to clearance of vegetation and earthwork on the project site).

Non-County discretionary permits and approvals that may be required include the following:

- California Department of Fish and Game (CDFG): 1603 Streambed Alteration Agreement
- U.S. Army Corps of Engineers (USACE): Section 404 Permit
- California Regional Water Quality Control Board (RWQCB): Section 401 Water Quality Certification

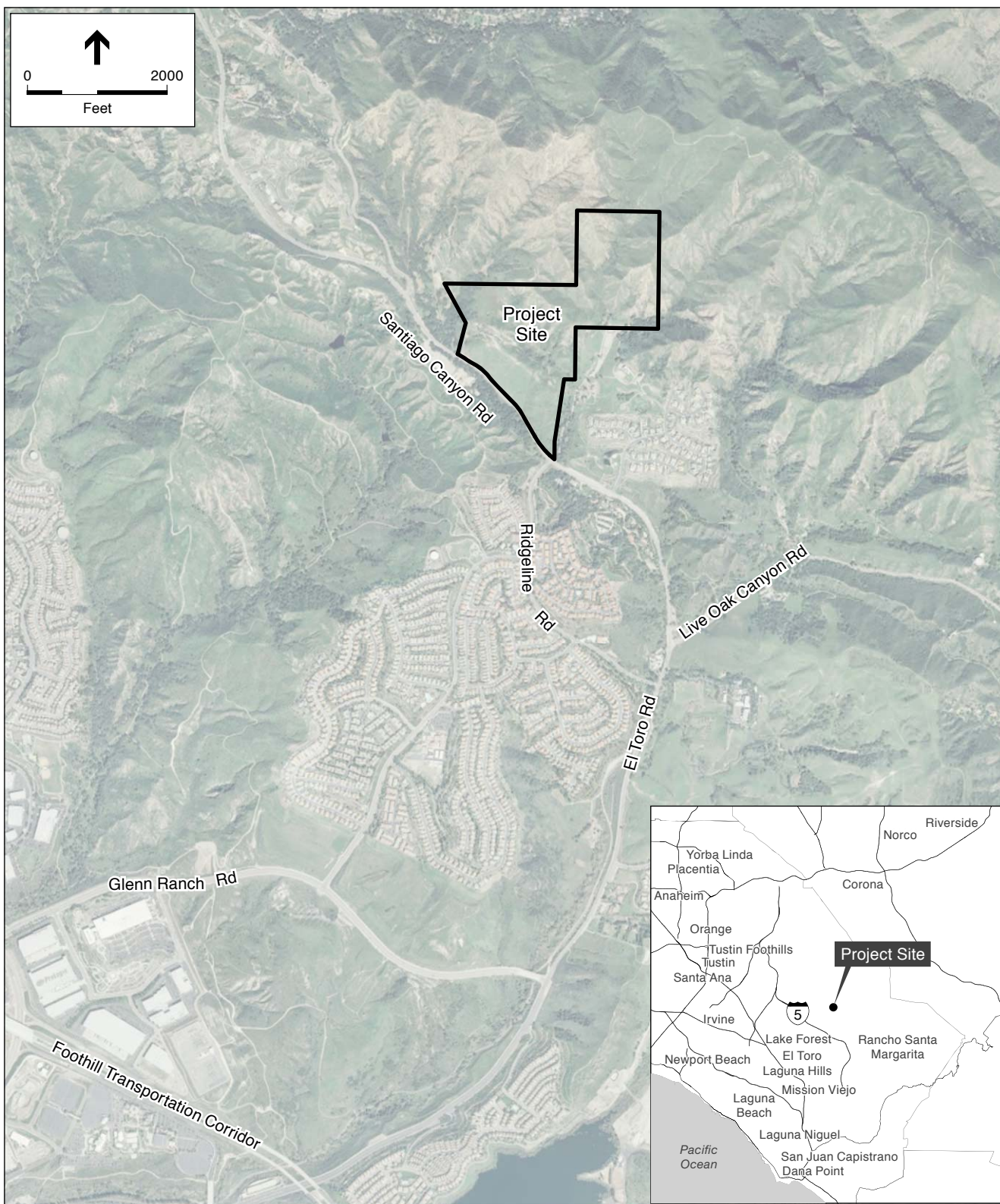
- Orange County Fire Authority (OCFA): Fuel Modification Plan and Fire Master Plan

Non-Clustered Scenario: In addition to the proposed project, the Draft EIR will evaluate a “non-clustered scenario” in order to provide a clear analysis of the impacts associated with developing the project site consistent with the existing F/TSP. The non-clustered scenario (see Figure 4) establishes housing sites and open space interspersed across the entire project site. Because it is designed to be consistent with the existing F/TSP, it would not require amendment(s) to the F/TSP.

Project Alternatives: In accordance with *CEQA Guidelines* Section 15126.6, the EIR will assess a range of reasonable alternatives to the proposed project. The discussion will focus on opportunities for eliminating or reducing any significant adverse environmental effects, even if the alternative(s) may impede, to some degree, the project objectives, or could be more costly.

Probable Environmental Effects to be addressed in the Draft EIR: An Initial Study has been completed analyzing the proposed project pursuant to the requirements of the *CEQA Guidelines* and County of Orange procedures. It has been determined that there is substantial evidence that significant effects may occur from the proposed project, thereby necessitating the preparation of an EIR. The EIR will address the following topical areas with potentially significant impacts: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use, Noise, Public Services, Recreation, Transportation/Circulation, Utilities and Service Systems; and Cumulative impacts.

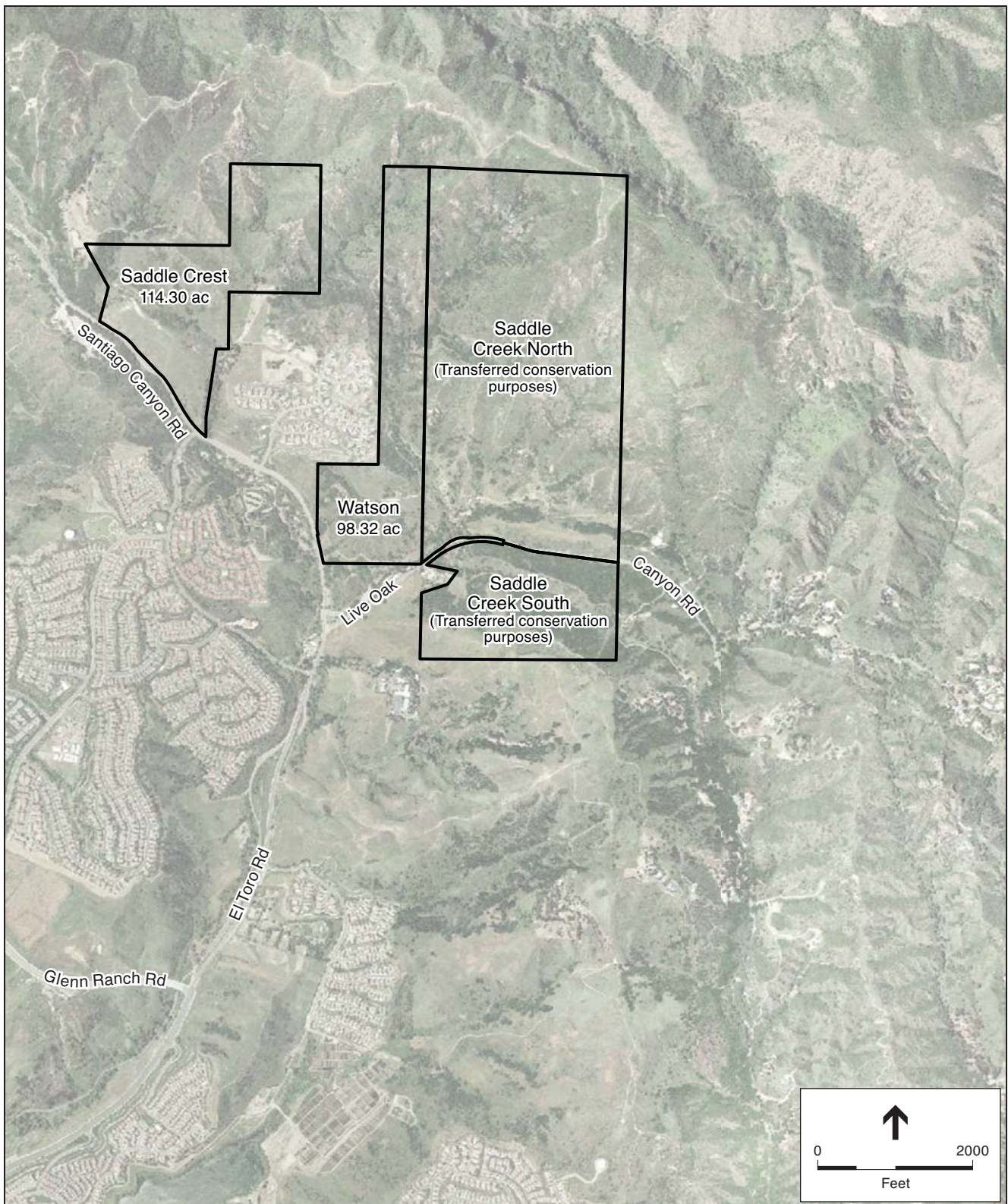
The following categories have been determined to have less than significant or no impacts, do not require further analysis and will therefore not be addressed in the EIR: Agricultural and Forestry Resources, Mineral Resources, and Population and Housing.



SOURCE: ESA; GlobeXplorer, 2011.

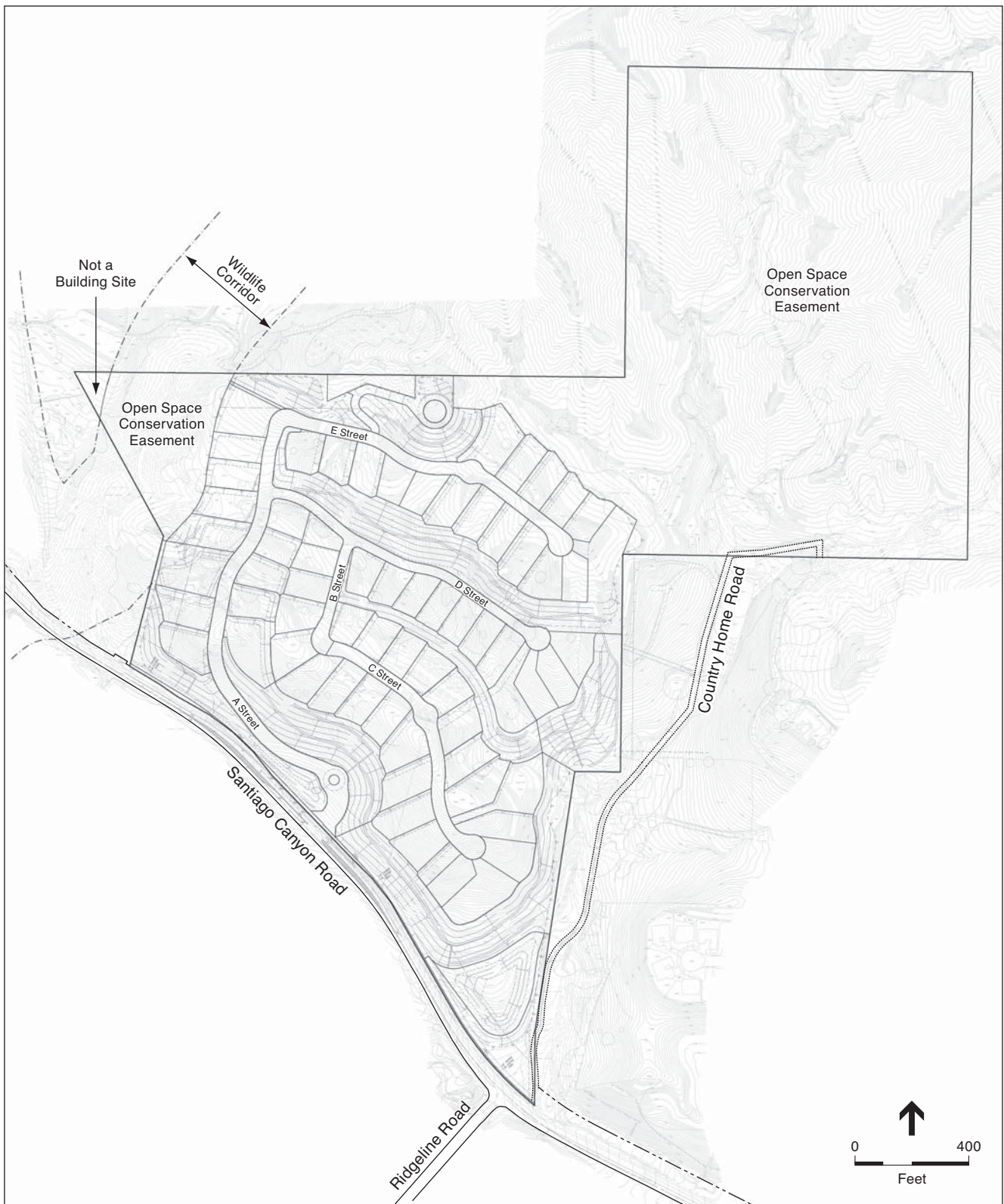
Saddle Crest Homes . 211454

Figure 1
Project Location Map



SOURCE: Hunsaker & Associates, 2011.

Saddle Crest Homes . 211454
Figure 2
Previous Project Sites



Note: This exhibit does not reflect the limits of fuel modifications and remedial grading.

SOURCE: Hunsaker & Associates, 2011.

Saddle Crest Homes . 211454

Figure 3
Proposed Project



Note: This exhibit does not reflect the limits of fuel modifications and remedial grading.

SOURCE: Hunsaker & Associates, 2011.

Saddle Crest Homes . 211454

Figure 4
Non-Clustered Scenario

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ENVIRONMENTAL ANALYSIS CHECKLIST

Initial Study/PA 110027 for the Saddle Crest Project

ISSUES AND SUPPORTING DATA SOURCES:

1. Aesthetics

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The project site lies within the Upper Aliso Residential (UAR) District in the northwestern portion of the F/TSP area. The F/TSP encompasses approximately 6,500 acres within the foothills of the Santa Ana Mountains and is characterized by visual resources unique to the County. The most striking visual characteristic of the F/TSP area is the abundance of very steep slopes. The prominent ridgeline that forms the northern boundary of the F/TSP is also a dramatic visual backdrop to the project site. The topography of the project site is generally moderately steep ridges and narrow valleys and canyons. Natural vegetation of the F/TSP also constitutes a major visual resource. Extensive natural vegetation includes large communities of coastal sage scrub, chaparral, grassland and oak woodland. Project grading would modify the existing topography, remove existing site vegetation (i.e., native oak trees, shrubs and ground cover etc.), and introduce residential uses into an otherwise natural environment changing the character of views in the area. Potential impacts to a scenic vista will be further evaluated in the EIR.

The F/TSP identifies public viewpoints based on relative visibility, significance of view corridors and/or important vistas. Public viewpoints that are proximate to the project site include two locations along Santiago Canyon Road (each one representing northbound and southbound panoramic views). Santiago Canyon Road is designated as a Scenic Highway and Viewscope Corridor in the County's General Plan Transportation Element/Scenic Highways Component, and in the F/TSP. Santiago Canyon Road is a 'Viewscope Corridor' based on the values of scenic vistas and natural viewsheds in the County's General Plan.

The site is neither adjacent to, nor visible from, a designated state scenic highway. The nearest designated state scenic highway is State Route (SR) 91, located approximately 18 miles from the project site.¹⁻² The nearest eligible state scenic highway is SR 74, Ortega Highway, which is located 13 miles from the project site.³ Nonetheless, construction of the proposed project would change the viewshed from a public road from open space to a residential development, and this will be further evaluated in the EIR.

The proposed project would represent a change in the visual character of the project site and vicinity. The proposed project would alter the undeveloped land uses to residential land uses and would contribute to a cumulative change in the visual character, scale and quality of the immediate areas. Due to the fact that the project site consists of primarily undisturbed land, the introduction of residential uses would substantially alter the visual character and quality of the project site. Impacts to visual quality will be further evaluated in the EIR.

There are no existing light sources on the project site. The proposed project would include nighttime lighting associated with the residential development. Impacts associated with glare are not anticipated from the proposed residential uses. However, the potential effects of nighttime lighting on the area will be further evaluated in the EIR.

Further Study Required

Further analysis is required for all Aesthetics criteria and will be included in the EIR.

2. Agriculture & Forestry Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹ California Department of Transportation, California Scenic Highway Mapping System, http://www.dot.ca.gov/hq/LandArch/scenic_highways, accessed May 25, 2011.

² The project site is located 18 miles from the nearest portion of SR 91 that has been designated a state scenic highway.

³ California Department of Transportation, California Scenic Highway Mapping System, http://www.dot.ca.gov/hq/LandArch/scenic_highways/, accessed May 25, 2011.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) classifies the project site as "Other Lands," not identified as having agricultural potential.

The project site is not subject to a Williamson Act contract and is not currently zoned for agricultural or forest uses. Furthermore, the proposed project is not adjacent to land that has been designated as Farmland of Statewide Importance and would not involve other changes that would result in the conversion of Farmland of Statewide Importance. The proposed project also would not result in the conversion of forest land to non-forest use. Therefore, these issues do not require further analysis in the EIR.

Further Study Required

No further analysis is required for Agriculture and Forestry Resources criteria and therefore, will not be included in the EIR.

3. Air Quality

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The project site is located in the South Coast Air Basin (SCAB), within the jurisdiction of the South Coast Air Quality Management District (SCAQMD), which sets and enforces regulations for emission sources in the basin. SCAQMD in coordination with the Southern California Association of Governments (SCAG) has developed the Air Quality Management Plan (AQMP) for the air basin. The AQMP goals include the implementation of technological and innovative changes that provide for achieving clean air goals while maintaining a healthy economy. The AQMP also addresses state and federal planning requirements and programs. As such, the AQMP proposes how the air basin will achieve federal ambient air standards for various criteria pollutants. Implementation of the proposed project could conflict with implementation of the AQMP. An air quality study will be prepared and included in the EIR to quantify the impacts of the proposed project, and discuss those impacts in relation to the adopted AQMP, individual air quality standards, and criteria pollutants.

Short-term air quality emissions associated with construction activities and long-term air quality impacts (i.e. vehicular emissions) would occur with implementation of the proposed project, and will be evaluated in the EIR.

Long-term air quality impacts (i.e., vehicular emissions) associated with the proposed project would also occur. Other on-site emissions may be generated from the combustion of natural gas for space heating and from the usage of consumer products. Emissions would also be generated by the use of natural gas and oil for the generation of electricity off-site. These potential impacts will be further evaluated in the EIR.

The proposed project would involve only residential uses, which are not expected to result in objectionable odors for the occupants of the proposed project or for the neighboring uses. Therefore, impacts associated with odors would be less than significant and do not require further analysis in the EIR.

Further Study Required

Further analysis is required for Air Quality criteria (a) through (d) and will be included in the EIR.

4. Biological Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The project site is undeveloped and is characterized by varied terrain, ridgelines and intervening developable areas. The predominant vegetation communities within the project site include Oak Woodland, Coastal Sage Scrub, and Annual Grassland. Within these habitats, previous research has determined the possibility of sensitive plants to exist on-site. Grading and construction of the project site would remove existing vegetation and potentially result in impacts to some sensitive plant and animal species identified as candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or the U.S. Fish and Wildlife Service (USFWS). In addition, although the proposed project is planned to minimize impacts to existing tree resources, the potential to impact some live oaks on the site exists. Impacts to sensitive species or habitats will be evaluated further in the EIR.

A blue-line stream traverses the project site. This feature supports CDFG jurisdictional wetlands and CDFG jurisdictional streambed and associated riparian habitat. Further analysis is required to determine if the proposed project would have an adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. This will be evaluated further in the EIR

Wildlife corridors have been identified within the F/TSP planning area. Although a small segment of a wildlife corridor has been delineated as crossing the northwestern corner of the project site, it would be protected under the proposed project. Potential impacts of residential development adjacent to this corridor will be fully evaluated in the EIR.

In addition, the project site is located within the F/TSP and the Natural Community Conservation Plan (NCCP), and therefore implementation of the proposed project could conflict with these plans. This will also be evaluated in the EIR

Further Study Required

Further analysis is required for all Biological Resources criteria and will be included in the EIR.

5. Cultural Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Based on previous evaluations of cultural resources, the project site includes the potential for historical, archaeological and paleontological resources. Construction and development activities could disturb previously unidentified surface and subsurface cultural resources on the project site. Therefore, the EIR will examine the proposed project's potential to impact archaeological and paleontological resources, as well as the potential to disturb any human remains.

Further Study Required

Further analysis is required for all Cultural Resources criteria and will be included in the EIR.

6. Geology and Soils

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The project site is located in the foothills of the northwestern Santa Ana Mountains. The topography of the project site is generally moderately steep ridges and narrow valleys and canyons. No traces of any active or potentially active faults have been found to cross the site, and no portion is within an Alquist-Priolo Earthquake Special Studies Zone. However, similar to most areas in Southern California, the project site is in a seismically active region and could be subject to moderate to strong ground shaking from a local or regional earthquake, which could expose the proposed residents to adverse effects. This issue will be evaluated further in the EIR.

The proposed project would require a significant amount of grading for site preparation to construct the residential lots and associated access and improvements for infrastructure/utilities. Earth materials on the project site consist of surficial soil deposits such as colluvium, alluvium, terrace deposits, and landslide deposits. The composition of these soils could leave the site vulnerable to loss of topsoil or substantial soil erosion, particularly from construction activities, or could contain expansive soil as defined in Table 18-1-B of the Uniform Building Code. These potential impacts will require additional analysis in the EIR.

Bedrock materials at Saddle Crest consist of sediments of the Ladd, Williams, Silverado, Santiago, Sespe, and Vaqueros Formations. Several landslides have been identified on and adjacent to the project site. One landslide within the development area of the proposed project was mapped. The landslide is located in the central portion within the Silverado Formation, and is estimated to be approximately 30 feet deep. Mass movements, and more specifically, debris flows, have been mapped within the project site. This will require additional analysis in the EIR.

Implementation of the proposed project would include connection to existing sewer lines and would not require septic tanks or alternative wastewater disposal systems. Therefore, no impacts would result regarding this criterion, and further analysis is not required in the EIR.

Further Study Required

Further analysis is required for Geology, Soils, and Seismicity criteria (a) through (d) and will be included in the EIR.

7. Greenhouse Gas Emissions

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Greenhouse gas (GHG) emissions emitted by human activity are implicated in global climate change or global warming. The principal GHGs are carbon dioxide (CO₂), methane (CH₄), nitrous oxides (NO_x), ozone, water vapor, and fluorinated gases. Fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately one-half of GHG emissions globally. California has passed several bills and the governor has signed at least three executive orders regarding GHGs. Assembly Bill (AB) 32 (the Global Warming Solutions Act) was passed by the California legislature on August 31, 2006. It requires the state's global warming emissions to be reduced to 1990 levels by 2020. The reduction will be accomplished through an enforceable statewide cap on GHG emissions that will be phased in starting in 2012.

Construction activities associated with heavy equipment operation, truck deliveries, and construction worker commute trips would temporarily generate GHGs. Operational activities associated with the proposed project vehicle trips and other equipment would also generate GHGs, and will be further evaluated in the EIR.

In addition, implementation of the proposed project could result in a conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHG. Therefore, this issue will be further evaluated in the EIR.

Further Study Required

Further analysis is required for all Greenhouse Gas Emissions criteria and will be included in the EIR.

8. Hazards & Hazardous Materials

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Include a new or retrofitted storm water treatment control best management practice (BMP) (e.g., water quality treatment basin, constructed treatment wetlands), the operation of which would result in significant environmental effects (e.g., increased vectors and odors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The project is the development of residential uses and would not involve the transport, use, or disposal of significant amounts of hazardous materials. However, the proposed project would increase the amount of hazardous waste on-site (for construction and operation as compared to existing conditions). Grading and construction activities may involve the limited transport, storage, use, or disposal of hazardous materials from the fueling or servicing of construction equipment on-site. However, these activities would be minimal, short-term, or one-time in nature. Once construction is complete, the proposed project would include ordinary household or general commercial cleaners, solvents, and other substances utilized for cleaning and maintenance of residential facilities. These types of chemicals are not considered acutely hazardous, and would be used in limited quantities, and use of such substances is subject to existing regulations and as such would not result in significant impacts. The use of hazardous materials and substances would also be subject to federal, state and local health and safety requirements. In addition, the project site is not located within one-quarter mile of an existing or proposed school. Therefore, no impact would occur from the emission of hazardous materials and no further analysis is required in the EIR.

The project site is currently undeveloped and vacant and is not included on a list of hazardous material sites.⁴ Therefore, implementation of the proposed project would not create a significant hazard to the public or the environment and no further analysis is required in the EIR.

The project site is located approximately 18 miles from the nearest airport (John Wayne Airport) and is not located either within an airport land use compatibility zone or near a private airstrip; therefore, no safety hazard for people residing or working in the project area from air safety hazards would be created and further analysis is not required in the EIR.

The project site is located within the CalFire State Responsibility Area (SRA) Very High Fire Hazard Severity Zone and is subject to wildland fires due to steep terrain, highly flammable chaparral vegetation of the Santa Ana Mountains, and the Santa Ana winds that occur during seasonal dry periods. This could expose people or structures associated with implementation of the proposed project to a significant risk of loss, injury, or death involving wildland fires. This issue will be addressed in the EIR.

The construction of new housing associated with implementation of the proposed project would require adequate emergency access to comply with implementation of an adopted emergency response plan or emergency evacuation plan. This will be further analyzed in the EIR.

Further Study Required

Further analysis is required for Hazards and Hazardous Materials criteria (g), (h) and (i), and will be included in the EIR.

⁴ California Department of Toxic Substance Control (DTSC) Database: EnviroStor, <http://www.envirostor.dtsc.ca.gov/public/>, accessed May, 2011.

9. Hydrology & Water Quality

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of a site or area including the alteration of the course of a stream or river in a manner that would result in:				
i) Substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A substantial increase in the rate or amount of surface run-off in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a significant adverse impact on groundwater or otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

There are three major drainage areas within the F/TSP planning area: Aliso Creek Drainage, Oso Creek Drainage, and Trabuco Creek Drainage. The project is located within the upper reaches of the 35-square mile Aliso Creek Watershed. The headwaters of the watershed originate in the foothills of the Santa Ana Mountains within the Cleveland National Forest. Aliso Creek Channel is identified as beginning within the project site's drainage area, and flows nearly 20 miles from its headwaters at approximately 2,400 feet above mean sea level (msl) to its outlet at the Pacific Ocean near South Laguna Beach. The project's tributary area originates at the northerly mountain peak along the Santiago Truck Trail separating Santiago Canyon from Modjeska Canyon and flows in a southerly direction away from the mountain peaks.

Construction and operational activities associated with the proposed project have the potential to adversely affect hydrology and water quality. Grading and the development on the project site have the potential to impact water quality. Construction on the undeveloped project site would convert permeable surfaces (dirt, vegetation etc.) to impermeable surfaces (concrete, asphalt, buildings etc.). As a result, development of the project site would alter the existing on-site drainage of the existing undeveloped property. The reduction in permeable surfaces would also increase the surface run-off generated from the site, thereby potentially impacting the capacity of existing or planned stormwater drainage systems. These issues will be analyzed in the EIR.

The project site is not located within a 100-year floodplain or subject to inundation due to flood. Additionally, the site is not in a coastal area nor is it adjacent to a large body of water. Implementation of the proposed project would not expose people or structures to significant risk from inundation by seiche or tsunami. Therefore, further analysis regarding this criterion is not required in the EIR.

Further Study Required

Further analysis is required for Hydrology and Water Quality criteria (a) through (e), and will be included in the EIR.

10. Land Use & Planning

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The majority of the project site is open space and areas where some grazing has occurred. There are no residential structures within the property boundary. Implementation of the proposed project would not divide an established community and further analysis of this criterion is not required in the EIR.

The proposed project includes conventional grading techniques to focus residential development adjacent to Santiago Canyon Road and concentrate open space to provide a natural buffer between residential development and the canyon areas to the north. The use of conventional

grading techniques of the proposed project necessitates amendments to the development standards and design guidelines of the F/TSP. This issue will be further analyzed in the EIR.

Further Study Required

Further analysis is required for Land Use and Land Use Planning criteria (b) and (c), and will be included in the EIR.

11. Mineral Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The project site is not designated as containing significant mineral resources per the Publications of the Surface Mining and Reclamation Act Mineral Land Classification Project dealing with mineral resources in California.⁵ Development on the project site would not result in the loss of availability of a known mineral resource of value to the region and residents of the state, nor in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Further analysis is not required.

Further Study Required

No further analysis of Mineral Resources is required and this issue will not be addressed in the EIR.

⁵ California Department of Conservation (CDC), Division of Mines and Geology, State of California Seismic Hazard Zones, El Toro Quadrangle, Official Map, Released January 17, 2001.

12. Noise

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Noise and vibration generated by construction activities would result in a temporary increase in ambient noise levels in the project area and could potentially generate and expose people to high noise levels. Additionally, operational noise, such as that from increased traffic and other activities, could result in a substantial permanent increase in ambient noise levels in the project vicinity as well as substantial periodic increases in ambient noise levels. A noise study will be prepared as part of the preparation of the EIR to determine the noise impacts to surrounding uses from construction and operation of the proposed project.

Because the project site is located approximately 18 miles from the nearest airport (John Wayne Airport) and is not within an airport land use plan area or located in the vicinity of a private airstrip, the proposed project would not expose people residing or working in the area to excessive noise levels associated with airports. Further analysis of these criteria is not required in the EIR.

Further Study Required

Further analysis is required for Noise criteria (a) through (d), and will be included in the EIR.

13. Population & Housing

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Construction of 65 single-family residences on the project site would generate a population of approximately 196 persons.⁶ Because of the limited number of residences proposed for Saddle Crest property, the addition of 196 persons does not constitute substantial population growth. Therefore, further analysis of the potential impact associated with direct and indirect growth is not required.

The project site is currently undeveloped, vacant land and does not contain any structures. Therefore, project implementation would not displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere, nor would it displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No further analysis in the EIR is required.

Further Study Required

No further analysis is required for Population and Housing criterion and this issue will not be included in the EIR.

⁶ Based on an average household size of 3.01 persons/household for the County of Orange. U.S. Census Bureau, 2005-2009 American Community Survey Estimates, Orange County California, accessed May 25, 2011.

14. Public Services

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
i) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Demand for public services, including fire protection, police protection, schools, parks, and other public facilities, would increase with implementation of the proposed project. Therefore, the existing capacity of public service providers to meet these demands must be determined and further analysis of the potential adverse physical impacts to public services is required in the EIR.

Further Study Required

Further analysis is required for all Public Services criteria and will be included in the EIR.

15. Recreation

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The project site is located adjacent to many recreational areas, including the Cleveland National Forest, which consists primarily of open space (though some recreational and residential uses are allowed in specific areas) and is held in public ownership. It is the southernmost of the national forests in California. Located in Orange, Riverside, and San Diego Counties, it consists of approximately 567,000 acres with elevations ranging from 460 to 6,671 feet. The forest has four officially designated wilderness areas that provide many recreational opportunities, including camping, picnicking, hiking, equestrian use, hunting, and fishing. None of the designated wilderness areas are proximate to the project site.

Regional recreational facilities are also located in the vicinity of the project site. Limestone-Whiting Wilderness Park is located on the west side of Santiago Canyon Road, opposite the Saddle Crest property and north of the Portola Hills residential community and is approximately 1,600 acres. Amenities include 15 miles of graded roads and single-track trails for hikers, mountain bikers, and equestrians. A public equestrian facility is located immediately west of project site. The park is open daily from 7:00 AM to sunset. The former McFadden Ranch House is utilized for the park office and interpretive center, and features a trail rest stop for the Aliso Creek Regional Trail, cultural and natural history exhibits, and park information.

O'Neill Regional Park is located south of the project site situated in Trabuco and Live Oak Canyons and includes approximately 3,100 acres. Its topography varies greatly from canyon bottom land, oak woodlands, grassy meadows, and shrub-covered hillsides and slopes, with an elevation of approximately 1,000 feet above sea level. Recreational amenities include day picnic use, barbecues, a large turf area, playground equipment, overnight camping, an equestrian campground, an arena, and 18 miles of riding trails. Approximately 3.5 acres are available to RV groups. The park is open year round for day use, 7:00 AM to sunset, and it is available to campers 24 hours per day, seven days per week.

The proposed project includes dedication of approximately 55 acres to the County of Orange for open space purposes, and a conservation easement may be placed over this open space area. Although proposed project is not anticipated to result in a substantial increase in the use of existing local or regional parks that would cause a substantial physical deterioration of the park facilities, further analysis will be included in the EIR.

Further Study Required

Further analysis is required for all Recreation criteria and will be included in the EIR.

16. Transportation/Traffic

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Result in an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, ordinance or policy establishing measures or effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The project site is currently vacant, and does not generate any traffic. Access for the proposed project would be from Santiago Canyon Road. Implementation of the proposed project would generate additional vehicle trips that would contribute to local traffic, particularly on Santiago Canyon Road. A traffic report will be prepared to determine the traffic contribution to the local circulation system and will be used for additional analysis of these issues in the EIR.

The project site is not located near (within two miles) of a public airport or private airstrip. The project site is located approximately 18 miles from the nearest airport (John Wayne Airport) and would not result in an increase in air traffic levels or a change in location of air traffic patterns

that would result in substantial safety risks. No further analysis of this criterion is required in the EIR.

The construction of new housing associated with implementation of the proposed project would require adequate emergency access. This will be further analyzed in the EIR.

Implementation of the proposed project would not conflict with adopted policies, plans, and programs that support alternative transportation. No further analysis is required in the EIR.

Further Study Required

Further analysis is required for Transportation/Traffic criteria (a), (b), (c), (d), (f) and (g), and will be included in the EIR.

17. Utilities & Service Systems

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The development of the proposed project and the resultant increase in population could require extension and expansion of public utilities and service systems related to wastewater treatment, storm water drainage facilities, water supply resources or entitlements for water resources already

assigned, and solid waste disposal in order to accommodate the increased demand for public utilities and services. Therefore, these issues will be analyzed in the EIR.

Further Study Required

Further analysis is required for all Utilities and Service Systems criteria, and will be included in the EIR.

18. Mandatory Findings

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have possible environmental effects, which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Additional analyses for criteria (a), (b), and (c) are required to determine the extent of the impacts associated with the implementation of the proposed project. The EIR will evaluate each of the identified topical areas through technical studies and analysis that will identify and quantify impacts from the project. Mitigation measures will be proposed to eliminate or reduce impacts identified in the document. The EIR also will identify any impacts that cannot be mitigated if they are noted in the technical studies or analyses.

Determination

Based upon the evidence in light of the whole record documented in the attached environmental checklist explanation, cited incorporations and attachments, I find that the proposed project:

- a. **COULD NOT** have a significant effect on the environment, and a negative declaration (ND) will be prepared pursuant to CEQA Guidelines Article 6, 15070 through 15075. ☐
- b. **Could have** a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures have been added to the project or revisions in the project have been made by or agreed to by the project proponent. A Mitigated Negative Declaration (MND) will be prepared pursuant to CEQA Guidelines Article 6, 15070 through 15075. ☐
- c. **MAY have** a significant effect on the environment, which has not been analyzed previously. Therefore, an environmental impact report (EIR) is required. ☒
- d. **MAY have** a "potentially significant effect on the environment" or "potentially significant effect unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An EIR is required, but it must analyze only the effects that remain to be addressed. ☐
- e. **Although the** proposed project could have a significant effect on the environment, because potentially effects : (1) have been analyzed adequately in an earlier EIR or ND/MND pursuant to applicable legal standards; and (2) have been avoided or mitigated pursuant to that earlier EIR/ND/MND, including revisions or mitigation measures that are imposed upon the project, nothing further is required. ☐
- f. **Although the** proposed project could have a significant effect on the environment, because potentially effects : (1) have been analyzed adequately in an earlier EIR or ND/MND pursuant to applicable legal standards; and (2) have been avoided or mitigated pursuant to that earlier EIR/ND/MND, including revisions or mitigation measures that are imposed upon the project. **However, minor additions and/or clarifications are needed** to make the previous documentation adequate to cover the project which are documented in this Addendum to the earlier CEQA Document (Sec. 15164) ☐

Signature: _____



Planner: Channary Leng
General Land Use Planning Division/Environmental Services
Telephone: (714) 667-8849

NOTE: All referenced and/or incorporated documents may be reviewed by appointment only, at the County of Orange Public Works Department, 300 N. Flower Street, Santa Ana, California, unless otherwise specified. An appointment can be made by contacting the CEQA Contact Person identified above.

Revised 5-25-10

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